



2 Trelawne Drive,
Cranleigh, GU6 8BS
Guide Price £825,000 Freehold

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ESTATE AGENT
Est. 1991

*** Impressive Extended four bedroom family home * Planning permission for further extension ***

*** Three reception rooms * Two bathrooms * Gas fired heating ***

*** Double glazed windows * West facing garden * Garage * EPC Rating: C ***

A well presented and recently extended detached four bedroom family home, situated in a prime residential location close to the village. This beautifully presented family home benefits from planning consent WA/2021/02750 which allows for an extension to the kitchen breakfast room with lantern roof. Currently the property features a most welcoming reception hall, sitting room with attractive cast iron fireplace and timber style flooring. The kitchen is fitted with a comprehensive range of white units under granite work surfaces and integrated appliances. From the kitchen the accommodation then flows into a most impressive family/dining room with timber style flooring, bi-folding doors to the garden and timber decked area. Completing the ground floor there is a cloakroom, utility area and small study. On the first floor there is now an impressive principal bedroom suite with dressing room and new en-suite shower room, three further double size bedrooms one with another en-suite shower room and there are fitted wardrobe cupboards in three of the four bedrooms and a modern fitted family bathroom completes the first floor. Outside there is plenty of off road parking leading to the single garage, side access to the rear garden with impressive decked area stepping onto good size lawns with flower and shrub borders around, all enjoying a westerly aspect. This is a fine example of this style of home and we highly recommend a visit to fully appreciate the accommodation on offer.

Cranleigh is a large, attractive and vibrant village on the edge of the beautiful Surrey Hills, midway between Guildford and Horsham. It has a fantastic mix of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsburys, as well as a weekly market. The village boasts a huge array of clubs and societies to suit many tastes as well as a leisure centre, arts centre, library, childrens playgrounds, a choice of golf courses and a number of churches. Cranleigh is popular with families, with an excellent range of nurseries and well regarded private and state schools. The nearby towns of Guildford, Godalming and Horsham offer mainline train services to London.

~ Accommodation ~

**Ground Floor:- ~ Entrance Hall ~ Sitting Room: 13' 5" x 11' 11" (4.09m x 3.64m) ~ Family Room: 12' 0" x 9' 1" (3.65m x 2.76m)
Dining Room: 12' 8" x 11' 10" (3.87m x 3.61m) ~ Kitchen: 11' 11" x 10' 8" (3.62m x 3.26m) ~ Study: 8' 0" x 5' 9" (2.43m x 1.74m) ~ Utility Room
Cloakroom**

**First Floor:- ~ Bedroom One: 11' 9" x 11' 8" (3.59m x 3.56m) ~ En-Suite: ~ Dressing Area: ~ Bedroom Two: 12' 4" x 11' 11" (3.76m x 3.64m)
Bedroom Three: 13' 5" x 8' 0" (4.09m x 2.43m) ~ Ensuite: ~ Bedroom Four: 11' 11" x 8' 10" (3.64m x 2.69m) ~ Bathroom**

Outside:- ~ Garage: 16' 6" x 8' 2" (5.04m x 2.48m) ~ Gardens

Services: Mains gas, mains drainage

Directions:

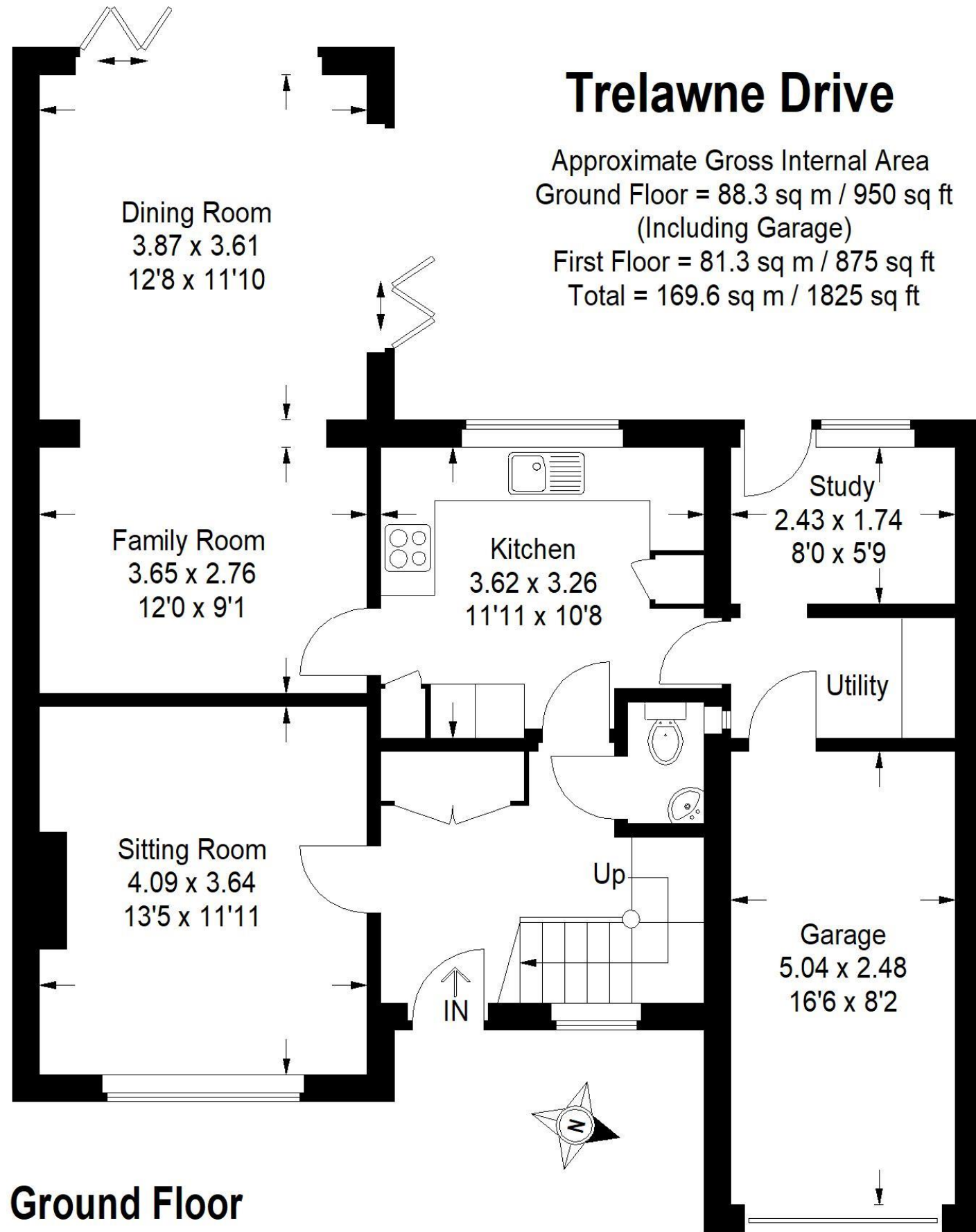
From our office turn left into the High Street and proceed to the second mini roundabout, bearing right into the Horsham Road. Take the second turning right into Hitherwood and then first left into Trelawne Drive. Number 2 is on the right hand side.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

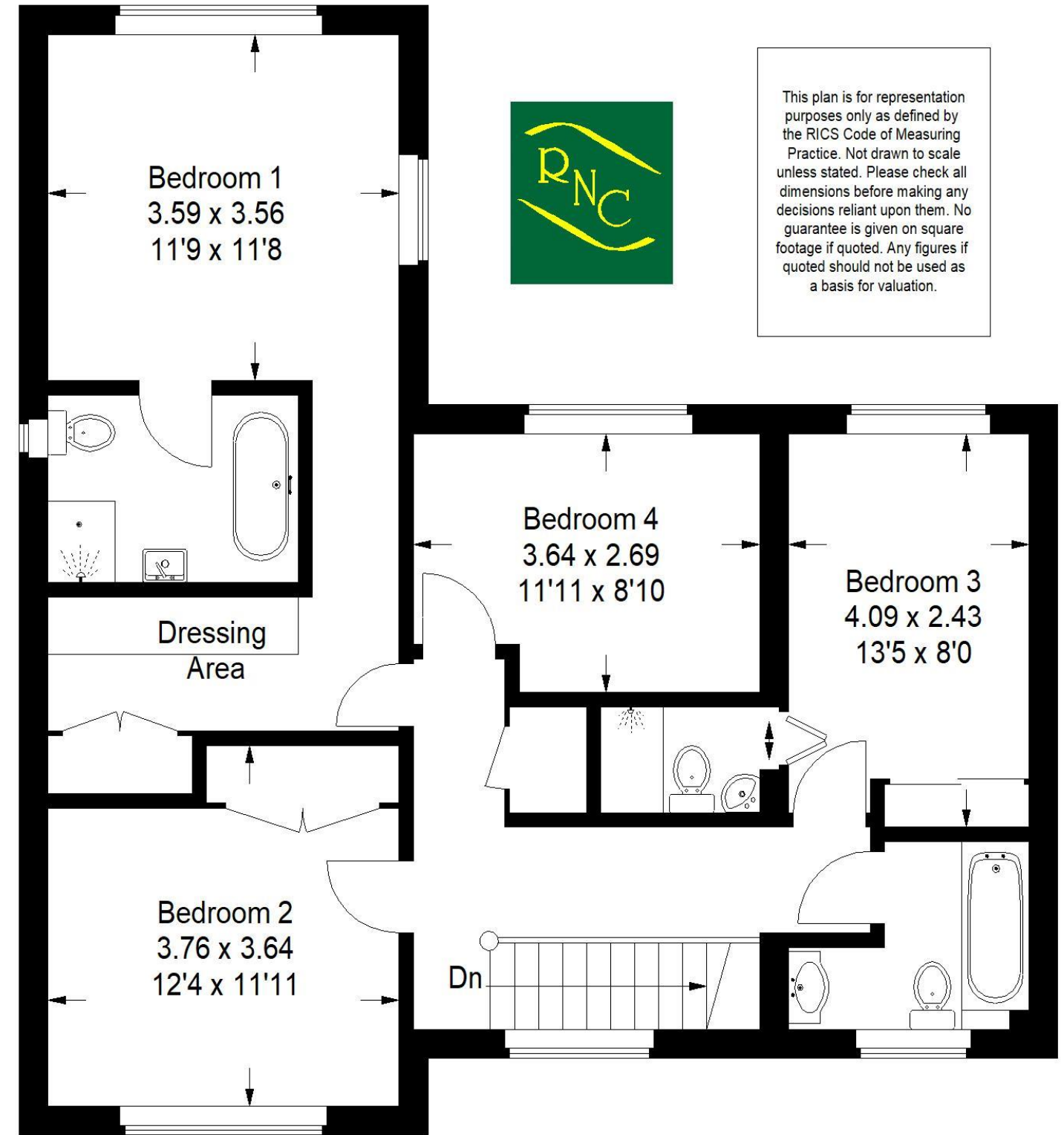
Local Authority: Waverley Borough Council. Tax Band: F

Trelawne Drive

Approximate Gross Internal Area
 Ground Floor = 88.3 sq m / 950 sq ft
 (Including Garage)
 First Floor = 81.3 sq m / 875 sq ft
 Total = 169.6 sq m / 1825 sq ft



Ground Floor



First Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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